



Cottonwood Heights

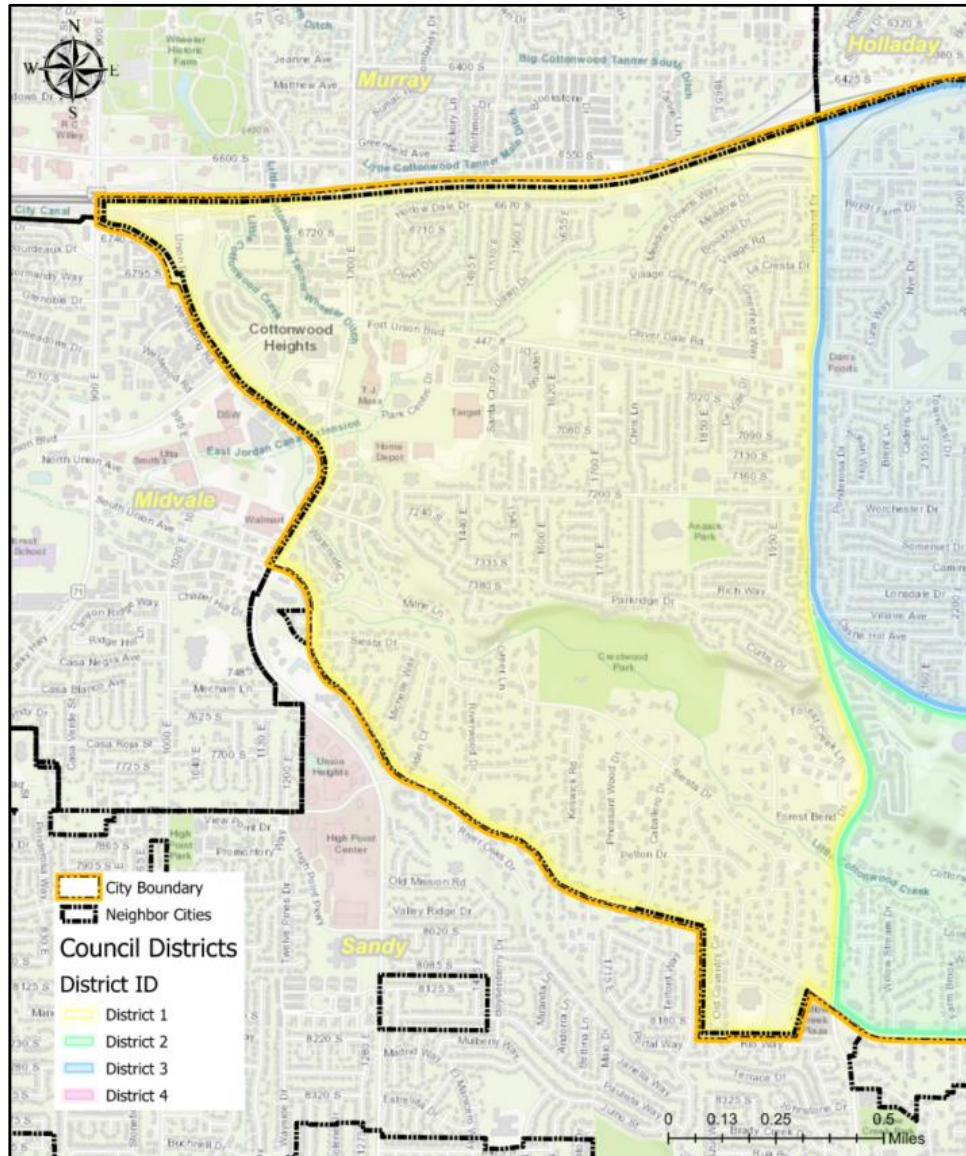
Community & Economic Development Department

## Major Development Activity Report January 2022

View the Interactive Map [here](#).

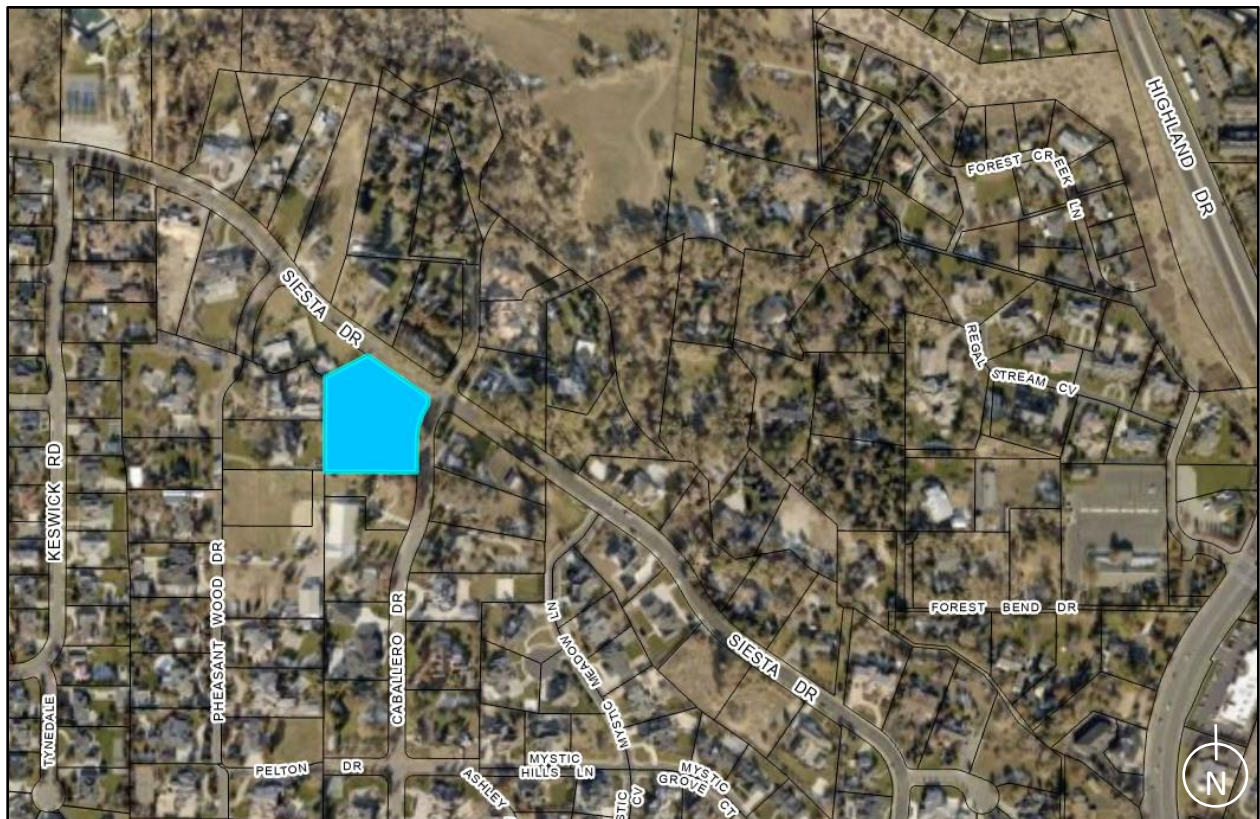
# District One

## Councilmember Douglas Petersen



**COUNCIL DISTRICT 1**  
**NEW PROJECT**

<b>File:</b> LOT-21-001	<b>Project Name:</b> Smith Lot Consolidation
<b>Address:</b> 1780 E. Siesta Dr.	<b>Applicant:</b> Robert Smith
<b>Type of Application:</b> Lot Consolidation	<b>Project Zoning:</b> Rural Residential (RR-1-43)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This application to combine two lots within the same subdivision was approved by the Planning Commission at their meeting on January 19, 2022.	





## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> SPL-21-007	<b>Project Name:</b> Chase Bank ATM Site Plan Review
<b>Address:</b> 7045 S. 1300 E.	<b>Applicant:</b> Shammi Singh – APMI Inc.
<b>Type of Application:</b> Site Plan Review	<b>Project Zoning:</b> Regional Commercial (CR) with Gateway Overlay Zone
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> At their January 27, 2022 meeting, the Architectural Review Commission unanimously agreed to issue a Certificate of Design Compliance for this drive-thru ATM project. Their approval included several conditions related to landscaping, idling, and site circulation.	



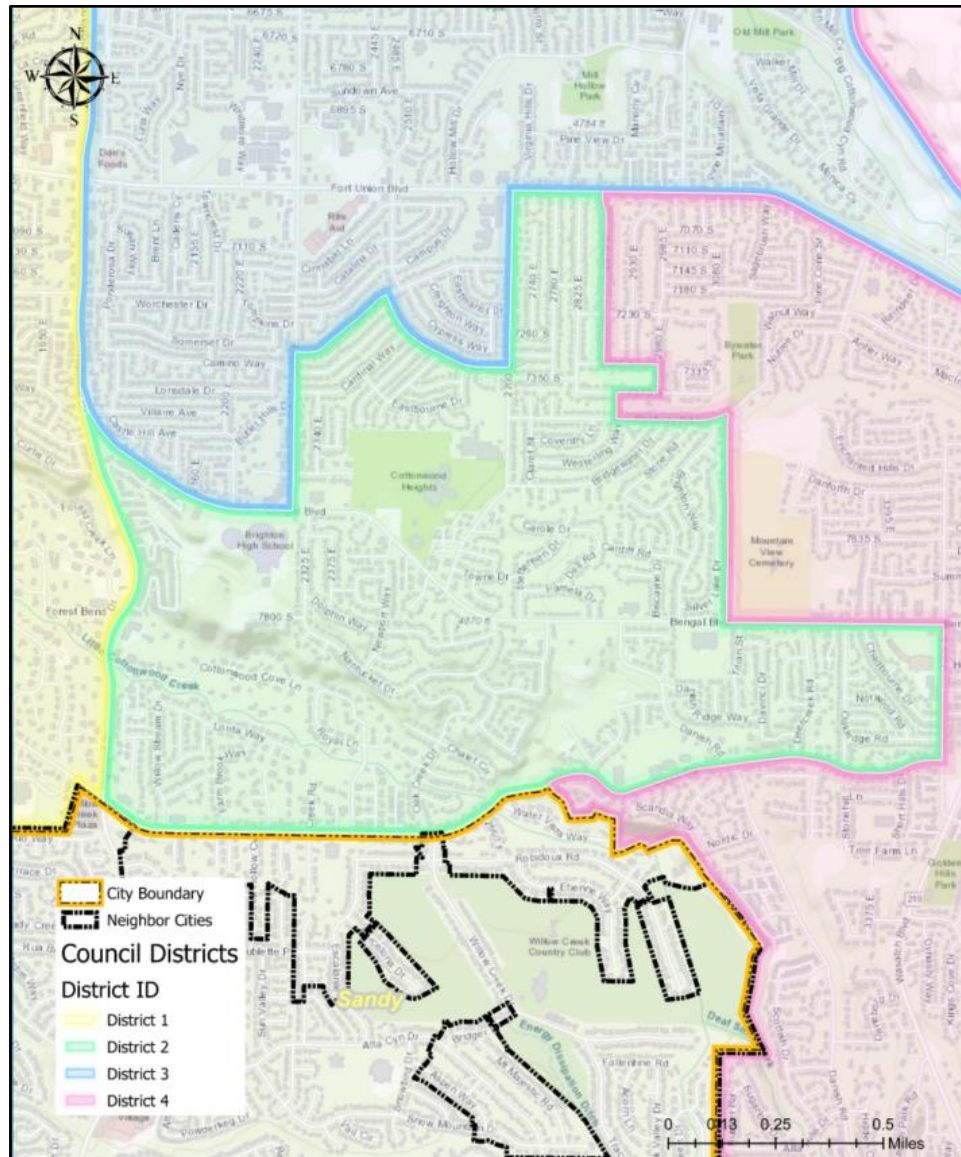
## District 1

### Significant Building Permits Issued in January 2022:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.22.0020	Issued	TI - Willow Creek Medical Center	Tenant Improvement	7050 S HIGHLAND DR	1
BP.22.0014	Issued	TI - Mainstay Suites	Tenant Improvement	6990 S PARK CENTRE DR	1
BP.21.0895	Issued	TI - Deseret Book	Tenant Improvement	6972 S Park Centre Drive	1

# District Two

Councilmember Scott Bracken



## District 2

No Land Use Applications Submitted in January 2022

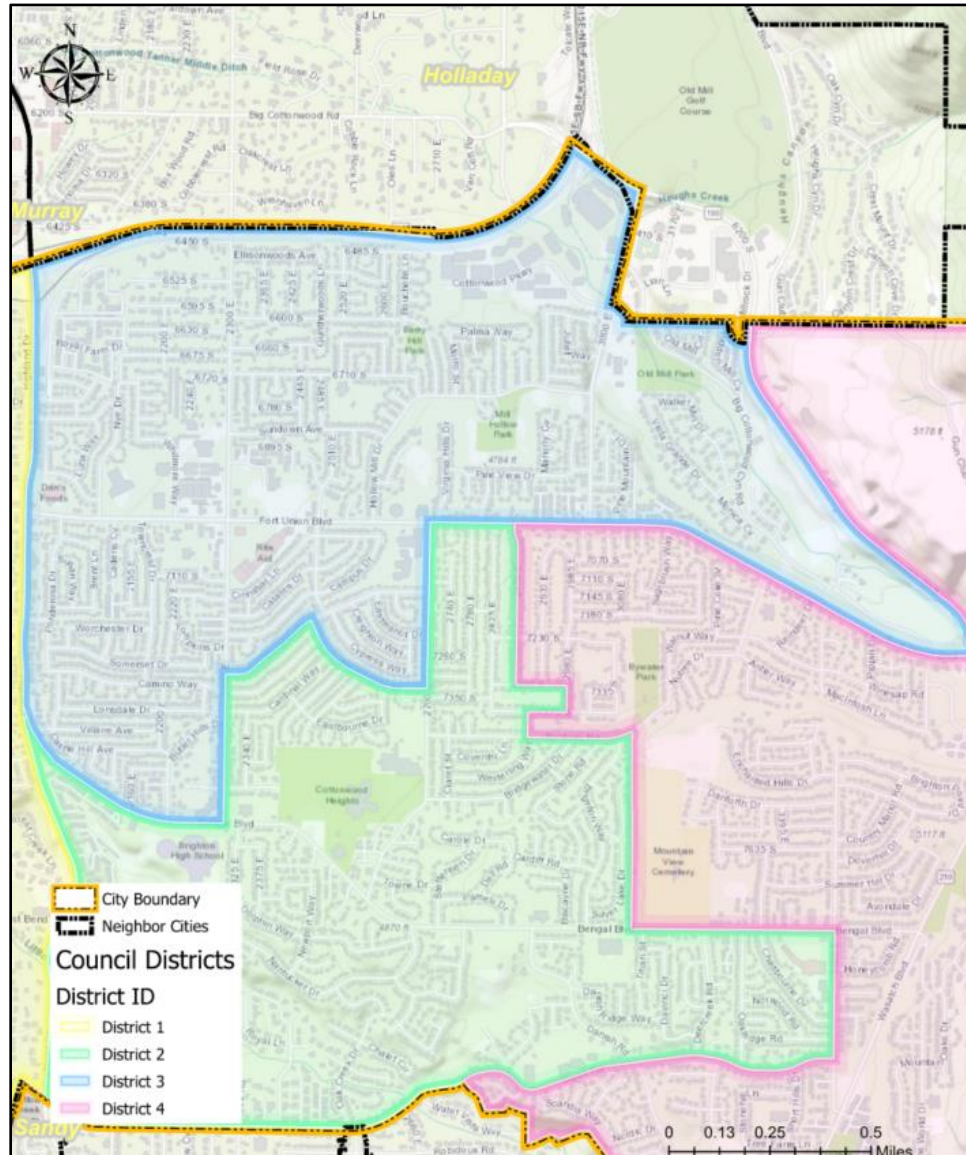
Significant Building Permits Issued in January 2022:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0666	Issued - With Notes	NSFD - Poulson	New SFD	7989 S Royal Lane	2
BP.21.0921	Issued	TI - Cupla Coffee	Tenant Improvement	3412 E 7800 S (Bengal Blvd)	2



# District Three

## Councilmember Shawn Newell





## COUNCIL DISTRICT 3

### NEW PROJECT

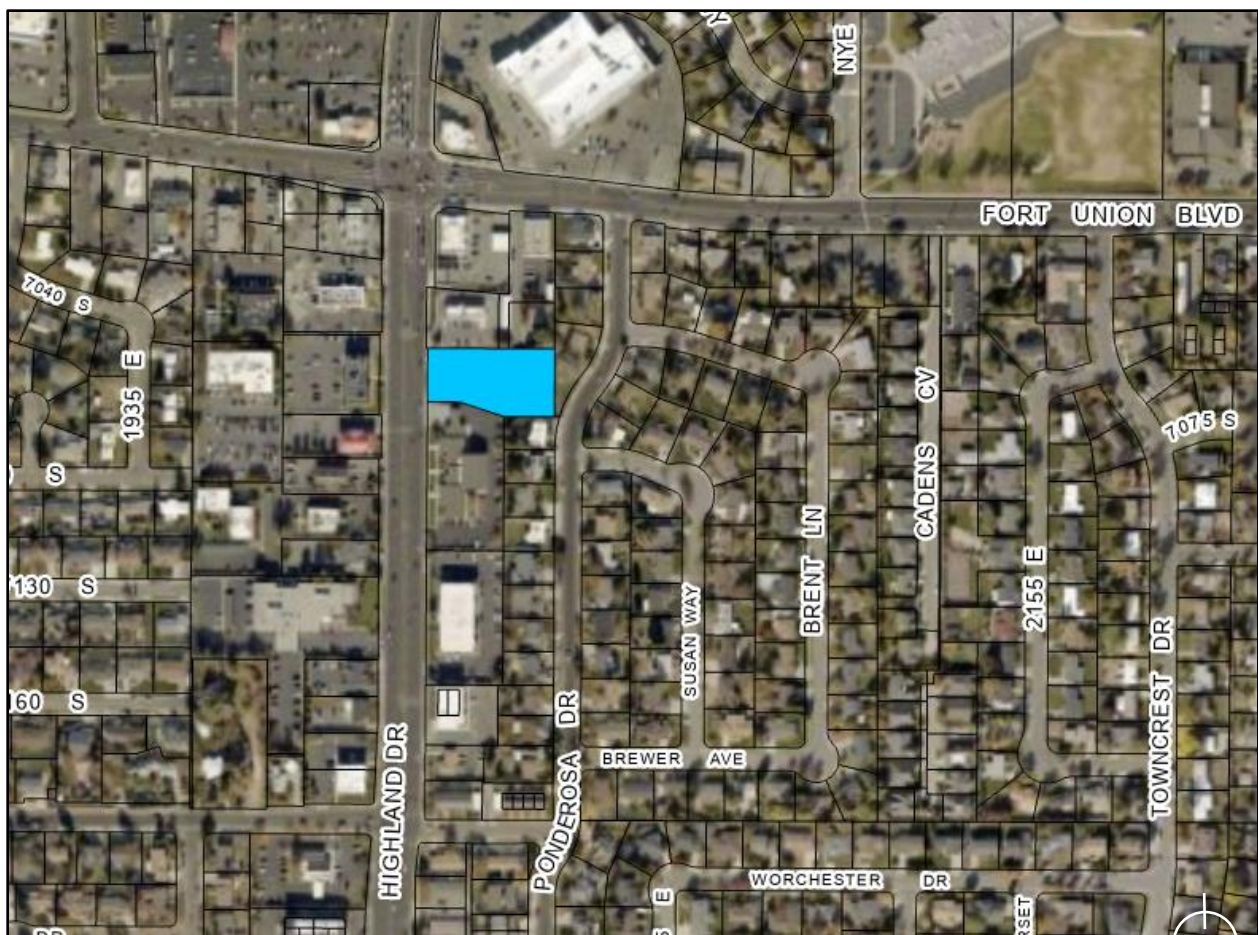
<b>File:</b> SUB-22-001	<b>Project Name:</b> Butler Hills Subdivision
<b>Address:</b> 7467 S. Butler Hills Dr.	<b>Applicant:</b> Ivory Development LLC.
<b>Type of Application:</b> Minor Subdivision	<b>Project Zoning:</b> Residential Single-Family (R-1-8)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> As a "minor subdivision," this five-lot subdivision application does not require Planning Commission review, and will be processed instead at the staff level. Staff is currently completing the first review of this application.	



## COUNCIL DISTRICT 3

### NEW PROJECT

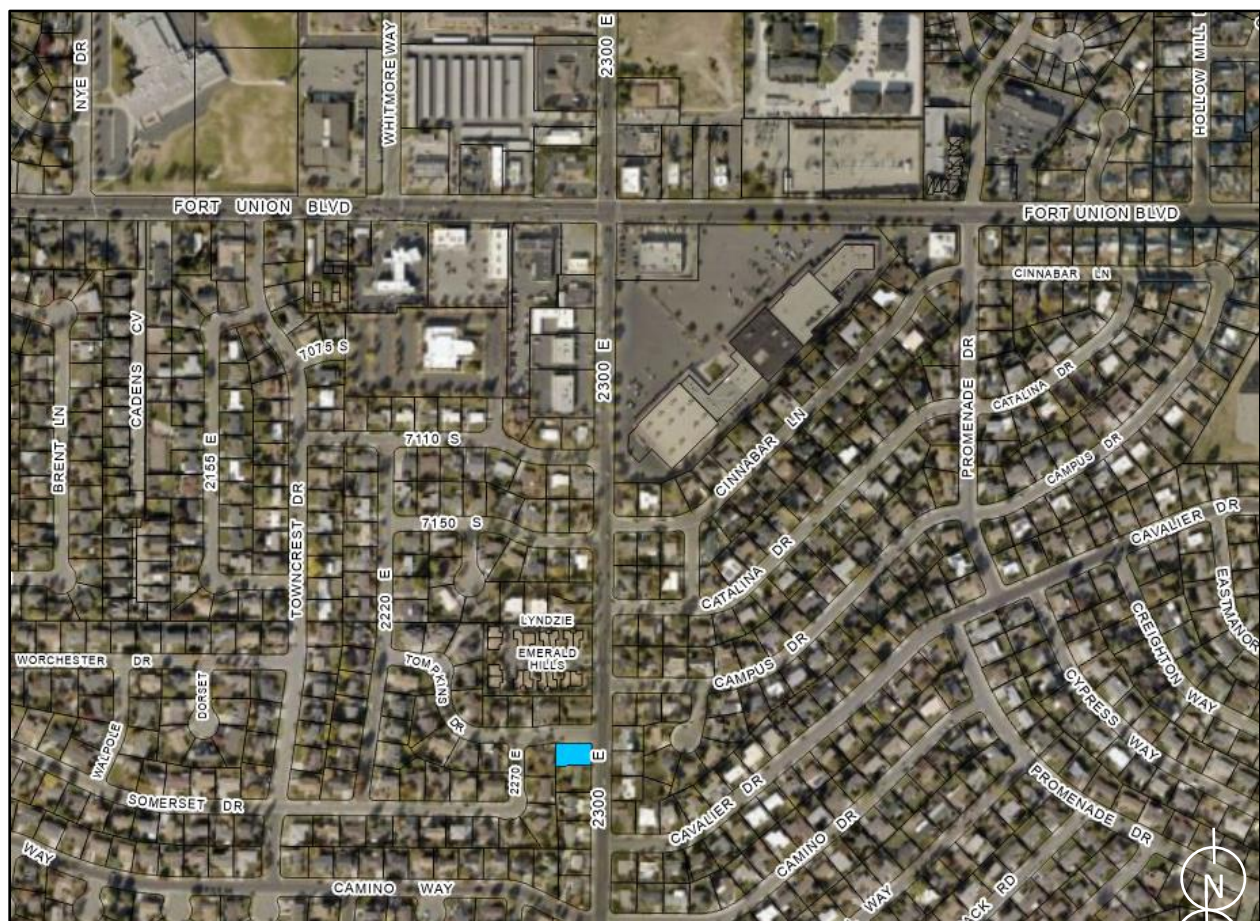
<b>File:</b> WT-21-002	<b>Project Name:</b> Cell Tower Expansion
<b>Address:</b> 7069 S. Highland Dr.	<b>Applicant:</b> T-Mobile
<b>Type of Application:</b> Site Plan Review	<b>Project Zoning:</b> Regional Commercial (CR) with Gateway Overlay Zone
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This application to upgrade the equipment on an existing cell tower at 7069 S. Highland Dr. was reviewed and approved by the Architectural Review Commission during their January 27, 2022 meeting.	





**COUNCIL DISTRICT 3**

<b>File:</b> SUB-21-005	<b>Project Name:</b> The View at Cottonwood Subdivision
<b>Address:</b> 7274 S. 2300 E.	<b>Applicant:</b> Michael Lobb
<b>Type of Application:</b> Minor Subdivision	<b>Project Zoning:</b> Residential Multifamily (R-2-8)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> This minor subdivision constitutes a request to divide a proposed two-family dwelling into two separate parcels, in order to allow separate ownership of each unit. Corrections from the first staff review have been sent to the applicant, and the project is pending resubmittal.	



### District 3

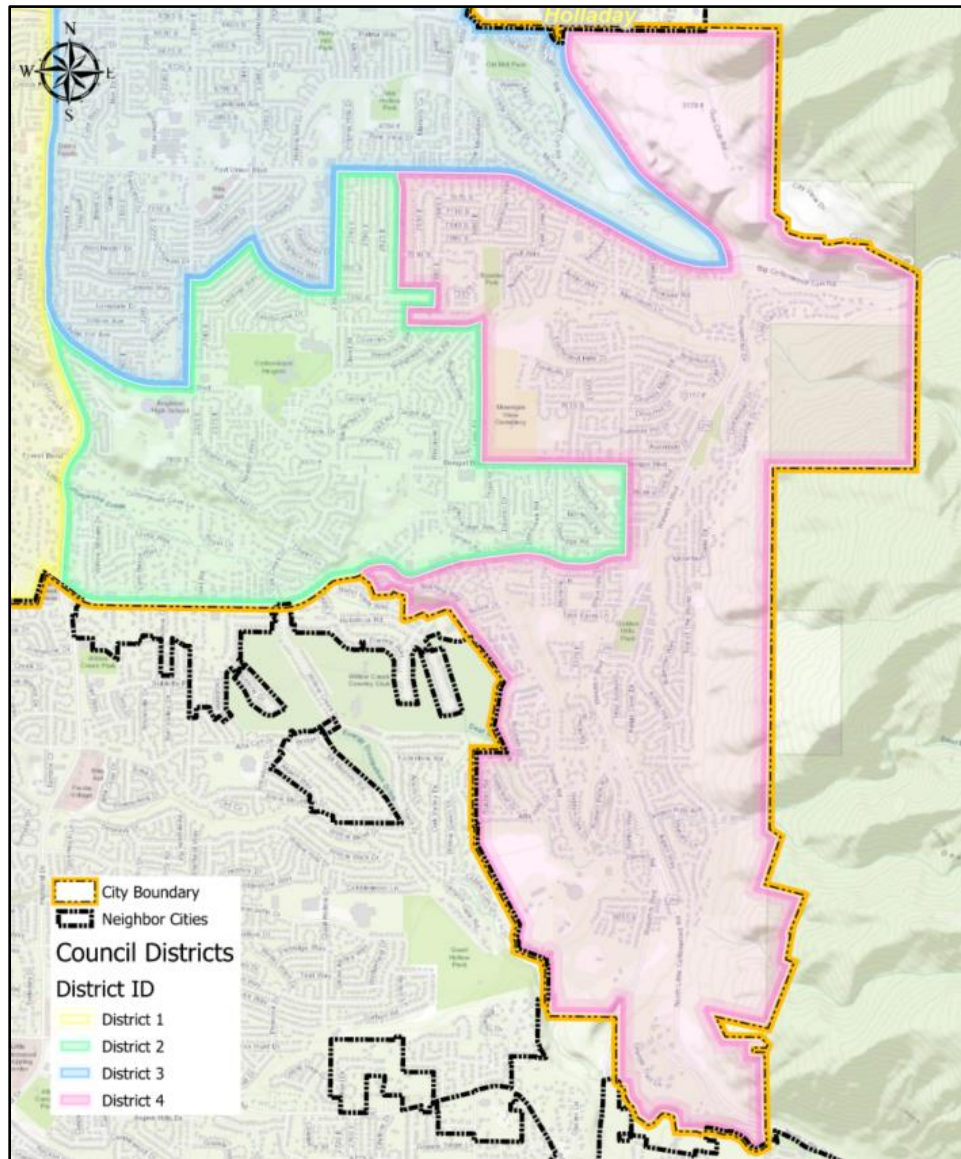
#### Significant Building Permits issued in January 2022:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0891	Issued	TI - Wyndham Capital Mortgage	Tenant Improvement	2750 E COTTONWOOD PKWY #200	3



# District Four

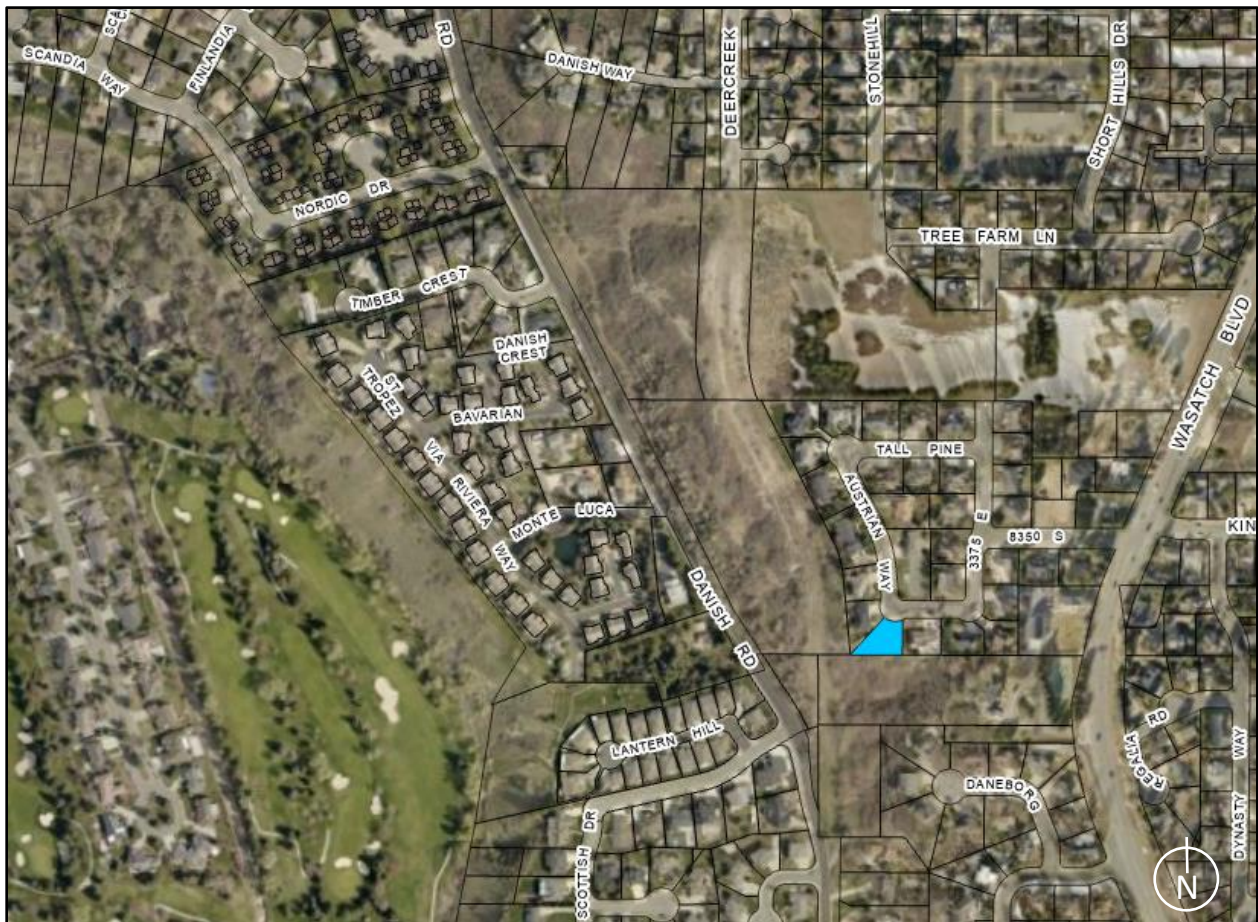
Councilmember Ellen Birrell



## COUNCIL DISTRICT 4

### NEW PROJECT

<b>File:</b> AHO-22-001	<b>Project Name:</b> Keller Deck Expansion
<b>Address:</b> 3348 E. Austrian Way	<b>Applicant:</b> Scott Keller
<b>Type of Application:</b> Expansion of a Legal Nonconforming Structure	<b>Project Zoning:</b> Residential Single-Family (R-1-8)
<b>Next Meeting:</b> Appeals Hearing Officer – February 10, 2022	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This application constitutes a request for expansion of an existing residential deck that currently has legal nonconforming setbacks from property lines. The project will be reviewed by the Appeals Hearing Officer during a public meeting held on February 10, 2022.	





## COUNCIL DISTRICT 4

### NEW PROJECT

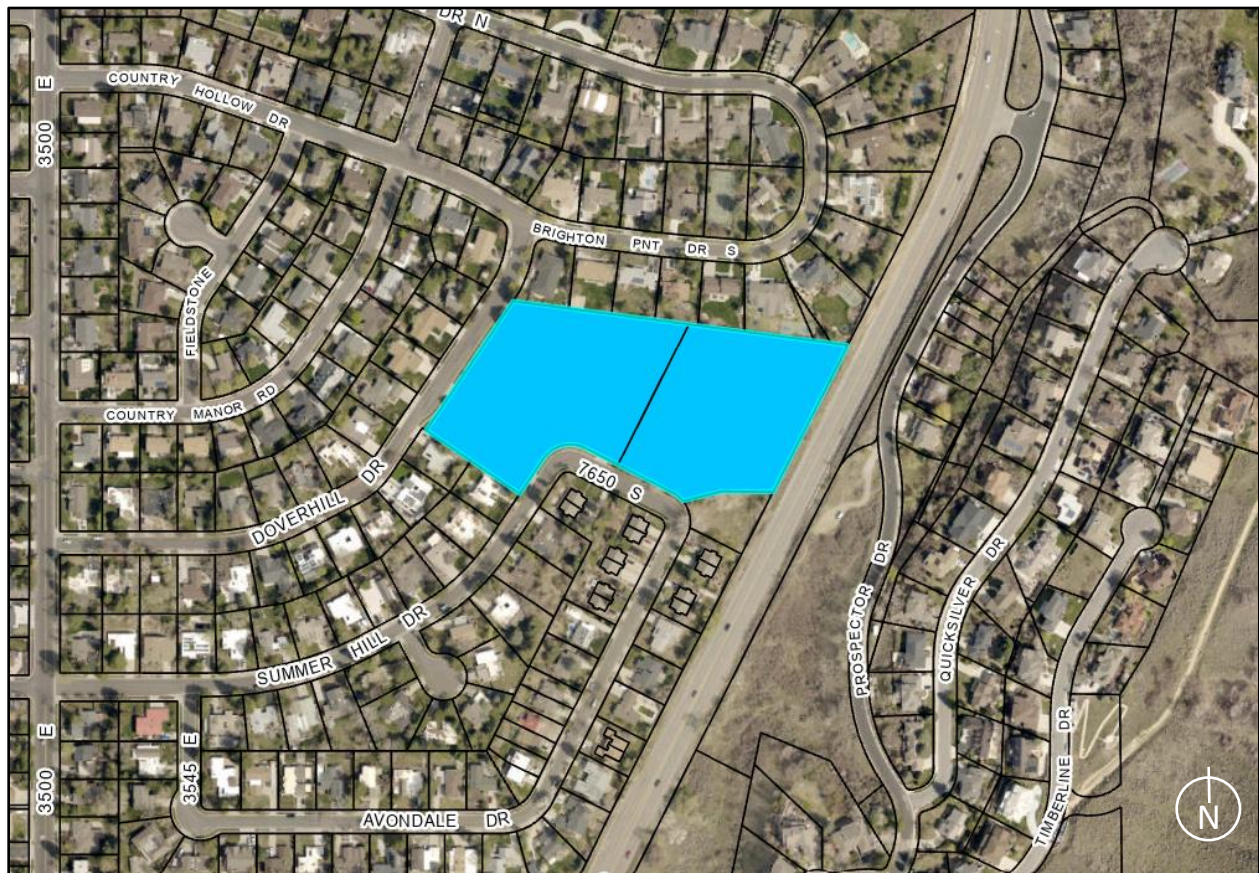
<b>File:</b> CUP-22-001	<b>Project Name:</b> Menlove Short-Term Rental
<b>Address:</b> 9015 S. 3605 E.	<b>Applicant:</b> Kaela Lunt on behalf of Andrew Menlove
<b>Type of Application:</b> Conditional Use Permit	<b>Project Zoning:</b> Residential Multi-Family (R-2-8)
<b>Next Meeting:</b> Administrative Hearing – February 9, 2022	<b>Staff Contact:</b> Maverick Yeh
<b>Status:</b> This application for conditional use approval of a short-term rental within the Canyon Place Condominium Development will be reviewed at an Administrative Hearing on February 9, 2022.	



## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> SUB-21-007	<b>Project Name:</b> Doverhill Subdivision
<b>Address:</b> 3625 E. Doverhill Dr.	<b>Applicant:</b> Ivory Homes
<b>Type of Application:</b> Planned Unit Development	<b>Project Zoning:</b> Residential Single-Family (R-1-8)
<b>Next Meeting:</b> To be Determined	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> This application constitutes a request for a planned unit development (PUD) across six acres of property, including 17 single-family lots and a four-acre public open space to be owned and maintained by the city. During their January 19, 2022 meeting, the Planning Commission approved this project with several added conditions related to buildings setbacks, stormwater management, and site trees.	

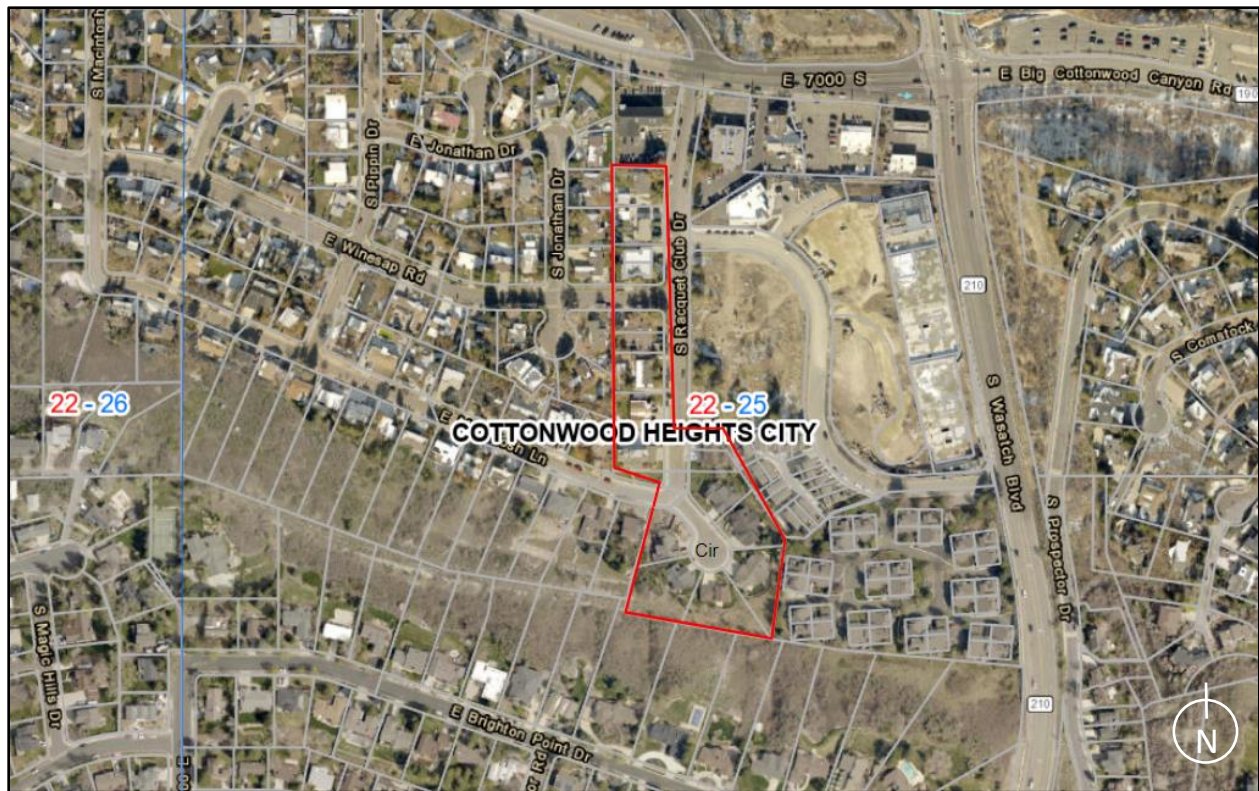




## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> PPP-21-002	<b>Project Name:</b> Racquet Club Permit Parking
<b>Address:</b> Racquet Club Cir.	<b>Applicant:</b> Jeff Chatelain
<b>Type of Application:</b> Permit Parking Program	<b>Project Zoning:</b> Residential Single Family (R-1-8)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> This proposal to create a permit parking program along Racquet Club Cir. and Racquet Club Dr. was denied by the City Council during their February 1, 2022 meeting, based on findings that the request did not meet the criteria outlined in the Perking Parking Program ordinance.	



## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> SUB-21-004	<b>Project Name:</b> Wasatch Gravel Pit Subdivision
<b>Address:</b> 6695 S. Wasatch Blvd.	<b>Applicant:</b> Rockworth Development
<b>Type of Application:</b> Minor Subdivision	<b>Project Zoning:</b> PDD-2 (Gravel Pit)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> This subdivision application is part of the Wasatch Gravel Pit development, which was approved by the City Council in 2021. Prior to applying for building permits for the structures, the applicant is proposing to split the property into seven lots. As a subdivision with fewer than ten lots, this application will be processed at the staff level. In response to the comments from the first staff review, the applicant has submitted updated plans which are currently in review.	

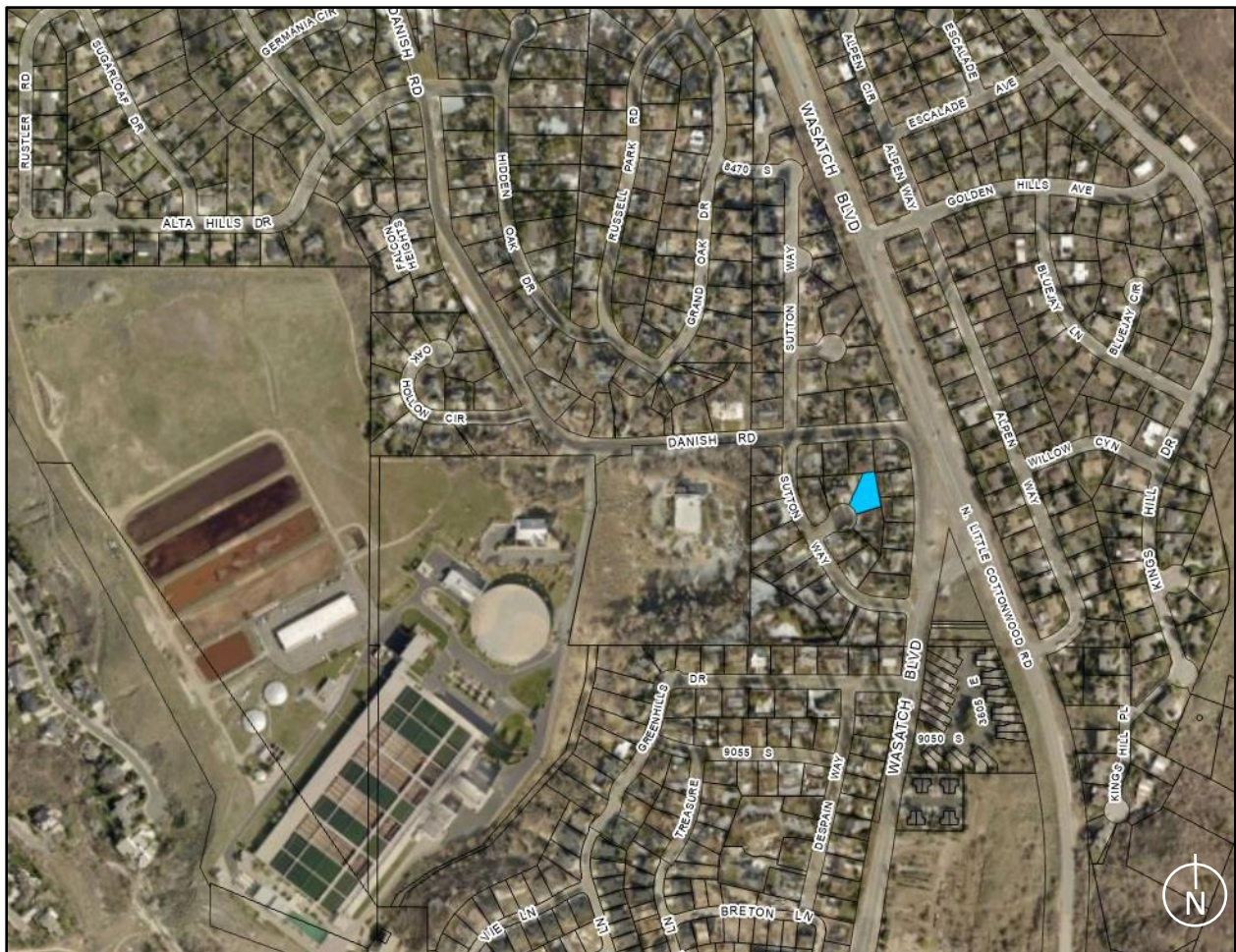




## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> LLA-21-002	<b>Project Name:</b> Almicon Lot Line Adjustment
<b>Address:</b> 3555 E. Sutton Ct.	<b>Applicant:</b> Carlos Martin Almicon
<b>Type of Application:</b> Lot Line Adjustment	<b>Project Zoning:</b> Residential Single Family (R-1-8)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This application for a lot line adjustment at 3555 E. Sutton Ct. is part of a backyard landscaping project in which the applicant requires additional yard space to fit proposed pool and deck improvements. The application has gone through initial staff review, and is currently pending resubmittal by the applicant.	



## District 4

### Significant Building Permits Issued in January 2022:

Permit #	Status	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0641	Issued - Height Verification Required (Foundation & 4-Way)	NSFD - Munoa	New SFD	9424 S GRANITE VISTA DR	4
BP.22.0038	Issued	Cell Tower - Verizon	Tenant Improvement	3430 E DANISH RD	4



## CITY-WIDE PROJECTS

### NEW PROJECT

**Project:** Water Conservation Ordinance

**Address:** City-wide

**Type of Application:** Ordinance Update

**Staff Contact:** Samantha DeSeelhorst

*This City-initiated ordinance is being proposed in response to requirements from Central Utah Water Conservancy District (CUWCD). CUWCD is the administering agency for the Flip Your Strip and LocalScapes rewards programs which were opened to Cottonwood Heights residents for the first time in Summer 2021 after years of interest by community members. For continued eligibility in these incentives, cities are required to implement water conservation standards by July 2022. This ordinance update received a unanimous positive recommendation by the Planning Commission during their January 19, 2022 meeting. It will be introduced to the City Council during their February 15, 2022 meeting.*

### PROJECT UPDATE

**Project:** Sensitive Lands Evaluation and Development (SLEDs) Ordinance

**Address:** City-wide

**Type of Application:** Ordinance Update

**Staff Contact:** Andy Hulka

*This City-initiated update to the Sensitive Lands Evaluation and Development (SLEDs) ordinance is meant to incorporate the most current local hazard data, as well as to clarify development and enforcement protocols. This project has been ongoing throughout 2021, and an update on the latest efforts was shared with the Planning Commission during their February 2, 2022 meeting. The Planning Commission provided initial feedback which will be incorporated into future drafts.*

### PROJECT UPDATE

**Project:** Mid Valley Active Transportation Plan

**Address:** Regional

**Type of Application:** Master Plan Adoption

**Staff Contact:** Andy Hulka

*This regional plan, coordinated by Wasatch Front Regional Council, envisions an enhanced active transportation network interconnected through Cottonwood Heights, Holladay, Millcreek, Murray, Midvale, and Taylorsville. The plan received a positive recommendation from the Planning Commission on January 5, 2022 and was introduced to the City Council on February 1, 2022. Once the final updates to the master plan have been completed, it will be scheduled for further Council consideration.*

### PROJECT UPDATE

**Project:** General Plan Update

**Address:** City-wide

**Type of Application:** General Plan Amendment

**Staff Contact:** Mike Johnson

*A project open house will be held on March 8, 2022 to solicit feedback on the current draft of this plan. The open house will be advertised in the February and March newsletters, alongside continued encouragement for community members to engage with the materials on the project website ([www.cottonwoodheightstomorrow.org](http://www.cottonwoodheightstomorrow.org)).*

ECONOMIC DEVELOPMENT UPDATE
<b>PROJECT UPDATE</b>
<b>Project Location:</b> City-Wide
<b>Staff Contact:</b> Mike Johnson & Sherrie Martell
January 2022 <ul style="list-style-type: none"><li>January 19: Wasatch Business Series Committee Meeting</li><li>January 21: EDC Utah Virtual Town Hall ft. Kansas City</li></ul>